

**Plan Reference:**  
 "EXISTING CONDITIONS AND SURVEY PLAN", EAST BAY APARTMENTS WEST MAIN ROAD, MIDDLETOWN, RHODE ISLAND, A.P. 106 LOT 142. PREPARED FOR MIDDLETOWN ASSOCIATES C/O PICERNE PROPERTIES 75 LAMBERT LIND HIGHWAY, WARWICK, RI 02886, DATED JULY 10, 1998. PREPARED BY DIPRETE ENGINEERING ASSOCIATES, INC., 2 STAFFORD COURT CRANSTON, RI 02920. SCALE: 1"=50', SHEET 1 OF 2.

**Existing Soil Information:**  
 ENTIRE SITE HAS PMB SOILS. PITTSBORO SILT LOAM SOILS ARE GENTLY SLOPING, MODERATELY WELL DRAINED SOILS AND ARE ON SIDE SLOPES OF GLACIAL UPLANDS AND DRUMLINS. THE PERMEABILITY OF THIS SOIL IS MODERATE IN THE SURFACE LAYER AND SLOWS IN THE SUBSTRATUM. THE SOIL IS SUITABLE FOR COMMUNITY DEVELOPMENT BUT IS LIMITED BY THE SEASONAL HIGH WATER TABLE.

**Existing Conditions** SCALE 1"=100'

**EROSION CONTROL NOTES**

**ESTABLISHMENT OF VEGETATIVE COVER**

- SLOPES SHALL NOT BE LEFT UNATTENDED OR EXPOSED FOR EXCESSIVE PERIODS OF TIME DURING THE INACTIVE WINTER SEASON. THE CONTRACTOR SHALL INITIATE APPROPRIATE VEGETATIVE PRACTICES ON ALL DISTURBED AREAS AS SOON AS POSSIBLE BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED, UNLESS THE ACTIVITY IS TO RESUME WITHIN TWENTY-ONE (21) DAYS.
- ALL DISTURBED SLOPES EITHER NEWLY CREATED OR CURRENTLY EXPOSED SHALL BE SEEDED OR PROTECTED.
- THE TOPSOIL SHALL HAVE A SANDY LOAM TEXTURE RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS AND SHALL CONFORM WITH RHODE ISLAND'S STANDARD SPECIFICATION, M.20.
- THE TEMPORARY SEEDING DESIGN MIX SHALL BE COMPRISED OF THE FOLLOWING:
 

TYPE	LBS/AC
WINTER RYE	100
MILLET OR SUDANGRASS	40
ANNUAL OR PERENNIAL RYE GRASS	60
- THE CONSERVATION SEED MIX SHALL BE COMPRISED OF THE FOLLOWING:
 

TYPE	BY WEIGHT
FOWL MANNAGRASS	20
PENNSYLVANIA SMARTWEED	20
JAPANESE MILLET	20
VIRGINIA WILD RYE	20
FOX SEDGE	10
DEER TONGUE	5
BLACKWELL SWITCHGRASS	5
- THE GENERAL PURPOSE SEED MIX SHALL BE COMPRISED OF THE FOLLOWING:
 

TYPE	LBS/AC
RED FESCUE	75
KENTUCKY BLUEGRASS	15
COLONIAL BENTGRASS	5
PERENNIAL RYEGRASS	5

- ALL HAY BALES OR TEMPORARY PROTECTION SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED.
- ALL FILL SHALL BE THOROUGHLY COMPACTED UPON PLACEMENT IN STRICT CONFORMANCE WITH LOCAL MUNICIPAL REQUIREMENTS AND THE RHODE ISLAND STANDARD SPECIFICATION FOR ROAD AND BRIDGE SECTION 202.
- STOCKPILES OF TOPSOIL SHALL NOT BE LOCATED NEAR WATERWAYS. THEY SHALL HAVE SIDE SLOPES NO GREATER THAN 2:1 AND SHALL BE TEMPORARILY SEEDED AND/OR STABILIZED.
- ALL AREAS PROPOSED TO BE VEGETATED THAT ARE DISTURBED BY CONSTRUCTION SHALL BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY FOLLOWING FINISH GRADING. PERMANENTLY SEEDING AREAS SHALL BE PROTECTED DURING ESTABLISHMENT WITH MULCH. ALL SEEDING AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STANDARD IS MAINTAINED. WELL ESTABLISHED VEGETATION SHALL BE MAINTAINED. BARE OR ERODED AREAS SHALL BE IMMEDIATELY REPAIRED AND RESEED BY THE CONTRACTOR. ACTIVITIES SHALL BE CONFINED TO WITHIN THE LIMIT OF WORK AS SHOWN ON THE PLANS.
- MAXIMUM PERMANENT GRADED SLOPE WITHIN THE SITE IS TO BE 3:1 UNLESS NOTED OTHERWISE.
- THE CONSTRUCTION SUPERINTENDENT SHALL HAVE OVERALL RESPONSIBILITY FOR PLAN IMPLEMENTATION AND FOR SEEING THAT THE APPROPRIATE WORKERS ARE AWARE OF THE PROVISIONS OF THE PLAN. THE CONTRACTOR MUST REPAIR AND/OR RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN THE PERIOD OF ONE YEAR AND SHALL DO SO AT NO ADDITIONAL EXPENSE TO THE OWNER.
- REFERENCE THE "RHODE ISLAND SOIL EROSION AND SEDIMENTATION CONTROL HANDBOOK" PREPARED BY THE USDA SOIL CONSERVATION SERVICE 1989 AS A GUIDE.
- NON-STRUCTURAL MEASURES
  - CONSTRUCTION TRAFFIC SHALL BE LIMITED TO THE ACCESS ROAD, CLUBHOUSE ADDITION LIMITS AND AREAS TO BE GRADED OR PLANTED.
  - TOPSOIL SHALL BE STRIPPED FROM AREAS TO BE GRADED AND STOCKPILED FOR LATER USE. STOCKPILE LOCATION SHALL BE SUBJECT TO APPROVAL BY THE PROJECT ENGINEER. A SEDIMENT BARRIER SHALL SURROUND ALL TOPSOIL STOCKPILES.
  - ALL TYPES OF WASTE GENERATED AT THE SITE SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH STATE LAW AND TOWN REGULATIONS. CONSTRUCTION DEBRIS SHALL BE DISPOSED OF DAILY TO AVOID EXPOSURE TO PRECIPITATION.
  - THE CONSTRUCTION SUPERINTENDENT SHALL HAVE OVERALL RESPONSIBILITY FOR PLAN IMPLEMENTATION OF NON-STRUCTURAL MEASURES AND FOR SEEING THAT THE APPROPRIATE WORKERS ARE AWARE OF THE PROVISIONS OF THE PLAN.
  - REFERENCE THE "RHODE ISLAND SOIL EROSION AND SEDIMENTATION CONTROL HANDBOOK" PREPARED BY THE USDA SOIL CONSERVATION SERVICE 1989, AS A GUIDE.

**MAINTENANCE: SHORT TERM / LONG TERM**

- ALL SEDIMENTS SPILLED, DROPPED, WASHED, OR TRACKED ON THE PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY BY THE CONTRACTOR.
- ALL HAY BALES/SILT FENCE, TEMPORARY TREATMENTS (HAY, STRAW, ETC.), AND TEMPORARY PROTECTION SHALL BE MAINTAINED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION. HAY BALES/SILT FENCE SHALL BE INSPECTED BY THE CONTRACTOR WITHIN 24 HOURS AFTER EACH STORM EVENT OR EVERY 7 DAYS, WHICHEVER COMES FIRST, FOR UNDERMINING AND DETERIORATION. A STORM EVENT SHALL BE DEFINED AS 0.25 INCHES OF RAIN WITHIN A 24-HOUR PERIOD. THE HAY BALES/SILT FENCE SHALL BE REPAIRED OR REPLACED AS WARRANTED. THE CONTRACTOR SHALL CLEAN THE ACCUMULATED SEDIMENT IF HALF OF THE ORIGINAL HEIGHT OF THE HAY BALES/SILT FENCE BECOMES FILLED IN WITH SEDIMENT. THE HAY BALES/SILT FENCE SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED. FOLLOWING CONFIRMATION FROM THE TOWN AND OR THE PROJECT ENGINEER THAT AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER HAS BEEN ESTABLISHED THE HAY BALES/SILT FENCE SHALL BE REMOVED.
- THE CONTRACTOR SHALL MAINTAIN ALL TOPSOIL STOCKPILES AND SEDIMENT BARRIERS THROUGHOUT CONSTRUCTION. EXTREME CARE SHALL BE TAKEN TO ENSURE THAT SEDIMENTS DO NOT SPILL OVER THE SEDIMENT BARRIER. HAY BALES OR SILT FENCE SHALL BE STAKED AROUND THE STOCKPILES.
- ALL DISTURBED SLOPES EITHER NEWLY CREATED OR CURRENTLY EXPOSED SHALL BE SEEDING, PROTECTED, AND MAINTAINED BY THE CONTRACTOR FOLLOWING FINAL GRADING AND CONSTRUCTION. THE CONTRACTOR SHALL CHECK REGULARLY ALL SEEDING AREAS TO SEE THAT A GOOD STAND OF VEGETATION IS MAINTAINED. THE CONTRACTOR MUST REPAIR OR RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN THE PERIOD OF ONE YEAR AND SHALL DO SO AT NO ADDITIONAL EXPENSE TO THE OWNER.

**Building Area Percentages**

TOTAL PARCEL AREA =	765,355 S.F.
TOTAL AREA BUILDINGS 1-10" =	75,405 S.F.
TOTAL POOL AREA =	1,349 S.F.
TOTAL CLUBHOUSE AREA =	1,390 S.F.
PROPOSED ADDITION AREA =	1,080 S.F.
TOTAL STRUCTURE AREA =	79,224 S.F.
PERCENTAGE OF TOTAL PARCEL	10.3 %

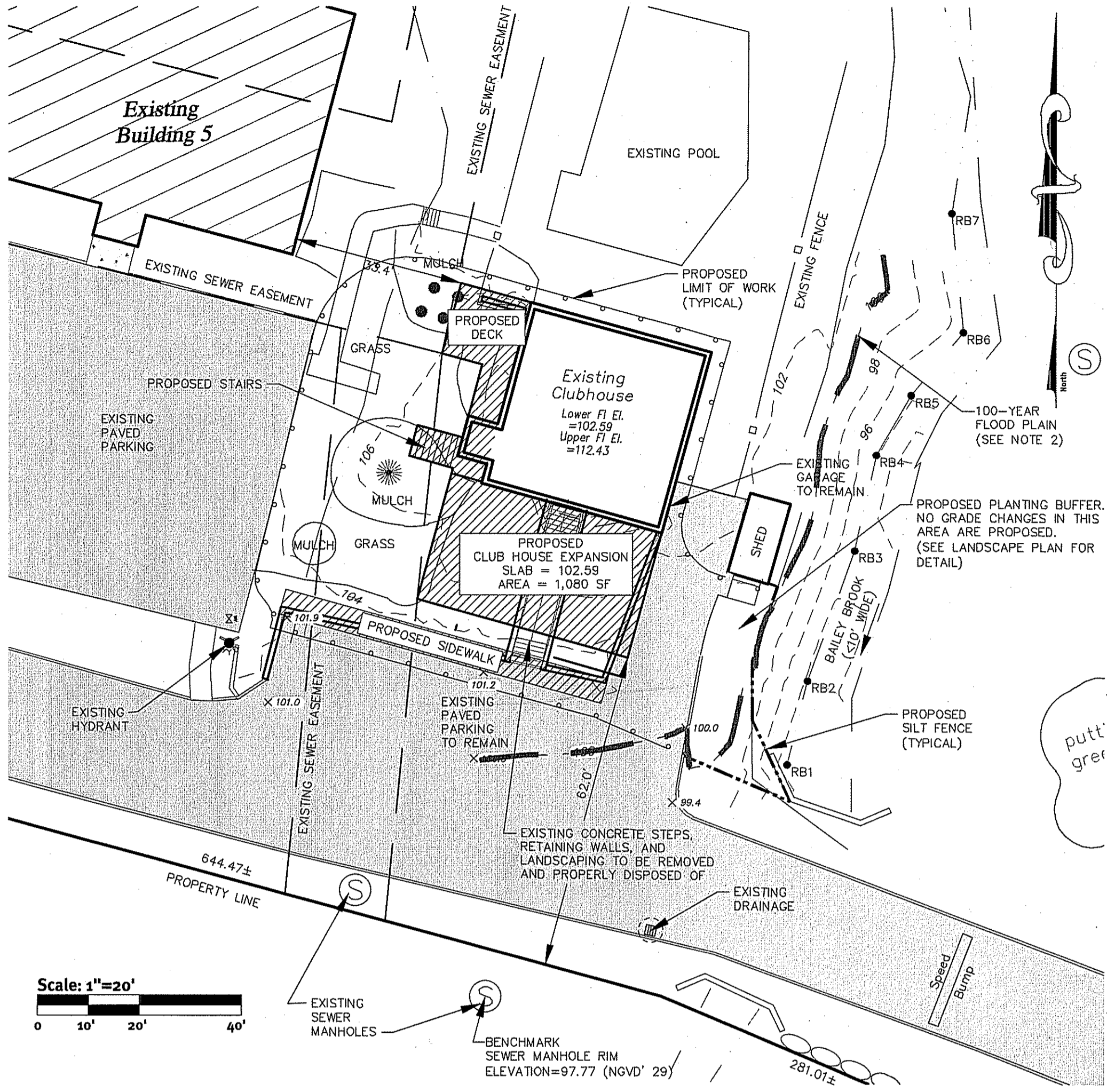
\*BASED ON BUILDING LIMITS FROM 1998 SURVEY BY DIPRETE ENGINEERING ASSOC., INC.

**DIMENSIONAL REGULATIONS**

- ZONING: RMA  
 DIMENSIONAL REQUIREMENTS (MULTI FAMILY)  
 MINIMUM LOT AREA 5 ACRES  
 MINIMUM FRONTAGE 200 FEET  
 MINIMUM FRONT YARD SETBACK 100 FEET  
 MINIMUM SIDE YARD SETBACK 60 FEET  
 MINIMUM REAR YARD SETBACK 60 FEET  
 MINIMUM HEIGHT OF PRINCIPAL BUILDING 35 FEET  
 MINIMUM ACCESSORY BLDG SIDE YARD SETBACK 40 FEET  
 MINIMUM ACCESSORY BLDG REAR YARD SETBACK 40 FEET

EARLY SPRING OR LATE SUMMER SEEDING IS RECOMMENDED. SEEDING SCHEDULE SHOULD CONFORM WITH RHODE ISLAND'S STANDARD SPECIFICATION, L.O.25.1. SEEDING DATES: PERMANENT SEEDING SHALL BE DURING THE APRIL 1 TO MAY 31 OR AUGUST 15 TO OCTOBER 15. TEMPORARY SEEDING MAY BE DONE ANYTIME BETWEEN MARCH 15 AND NOVEMBER 15 WITH THE APPROVAL OF THE ENGINEER OF RECORD. FERTILIZE AS REQUIRED BY SOIL TESTING TO COMPLEMENT OR UPGRADE EXISTING CONDITIONS. THE SEED MIX SHALL BE INOCULATED WITHIN 24 HOURS AND BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCULUMS FOR EACH VARIETY.

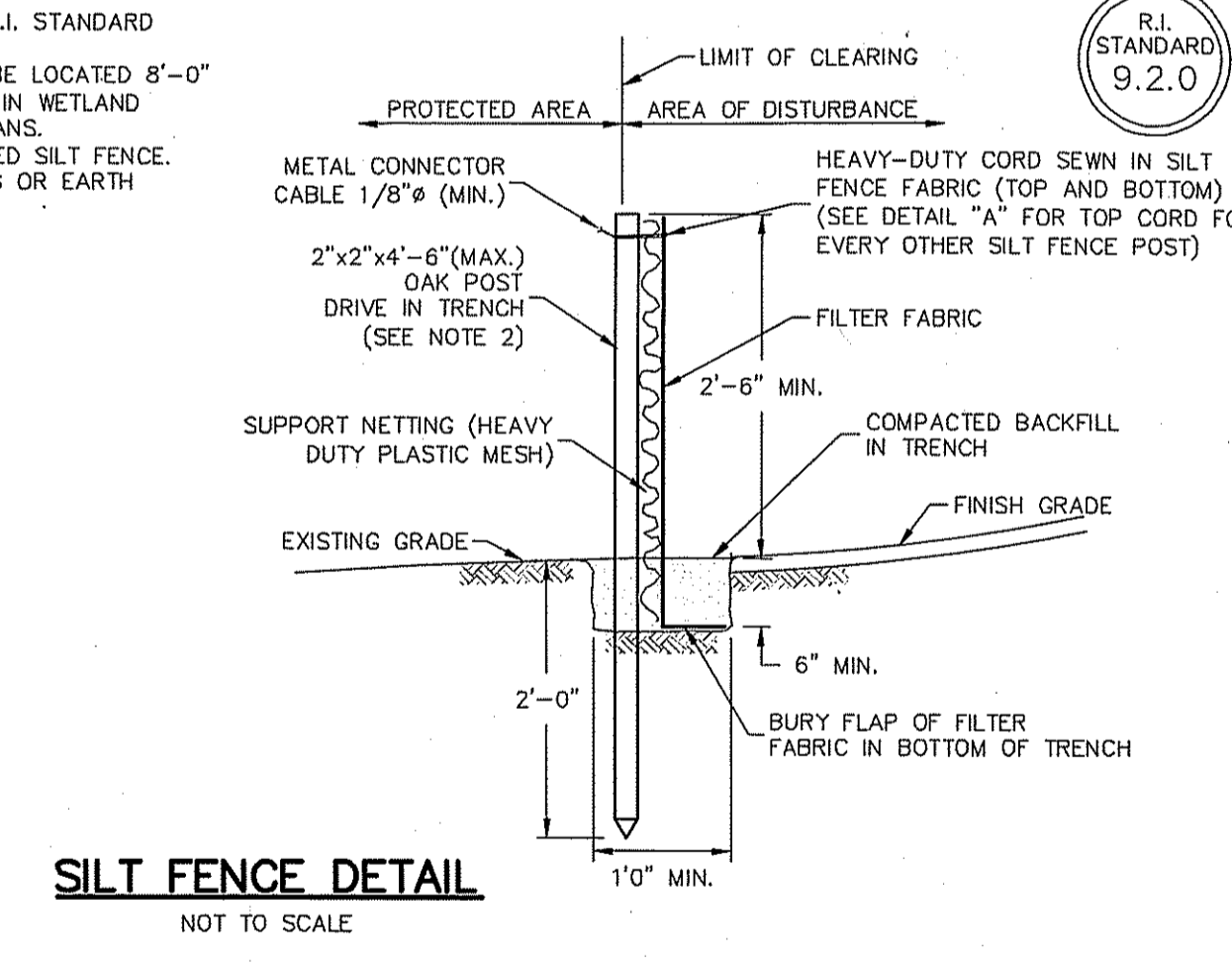
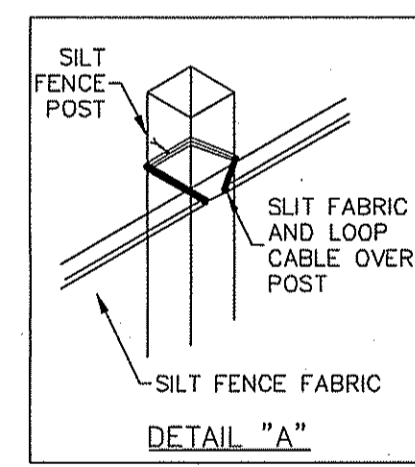
1.7 TEMPORARY TREATMENTS SHALL CONSIST OF HAY, STRAW, OR FIBER MULCH OR PROTECTIVE COVERS SUCH AS A MAT OR FIBER LINING. TEMPORARY HAY MULCH TO BE TACKED IN PLACE WITH NYLON MESH NETTING. SIDE SLOPES OF BASINS SHALL BE TREATED WITH NORTH AMERICAN GREEN EROSION CONTROL BLANKETS SUCH AS S150 OR APPROVED EQUAL. THEY SHALL BE INCORPORATED INTO THE WORK AS WARRANTED OR AS ORDERED BY THE ENGINEER. HAY OR STRAW APPLICATIONS SHALL BE IN THE AMOUNT OF 2 TONS/ACRE.



**Proposed Club House Expansion** SCALE 1"=20'

**NOTES:**

- SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE R.I. STANDARD SPECIFICATIONS.
- 2"x2"x4'-6" (MAX.) OAK POSTS FOR SILT FENCE SHALL BE LOCATED 8'-0" (MAX.) O.C. IN WETLAND AREAS AND 4'-0" (MAX.) O.C. IN WETLAND RAVINE, GULLY OR DROP-OFF AREAS AS SHOWN ON PLANS.
- 1"x1"x4'-6" (MIN.) POSTS PERMITTED FOR PRE-FABRICATED SILT FENCE.
- SILT FENCE SHALL BE INSTALLED BEFORE ANY GRUBBING OR EARTH EXCAVATION TAKES PLACE.



Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site.

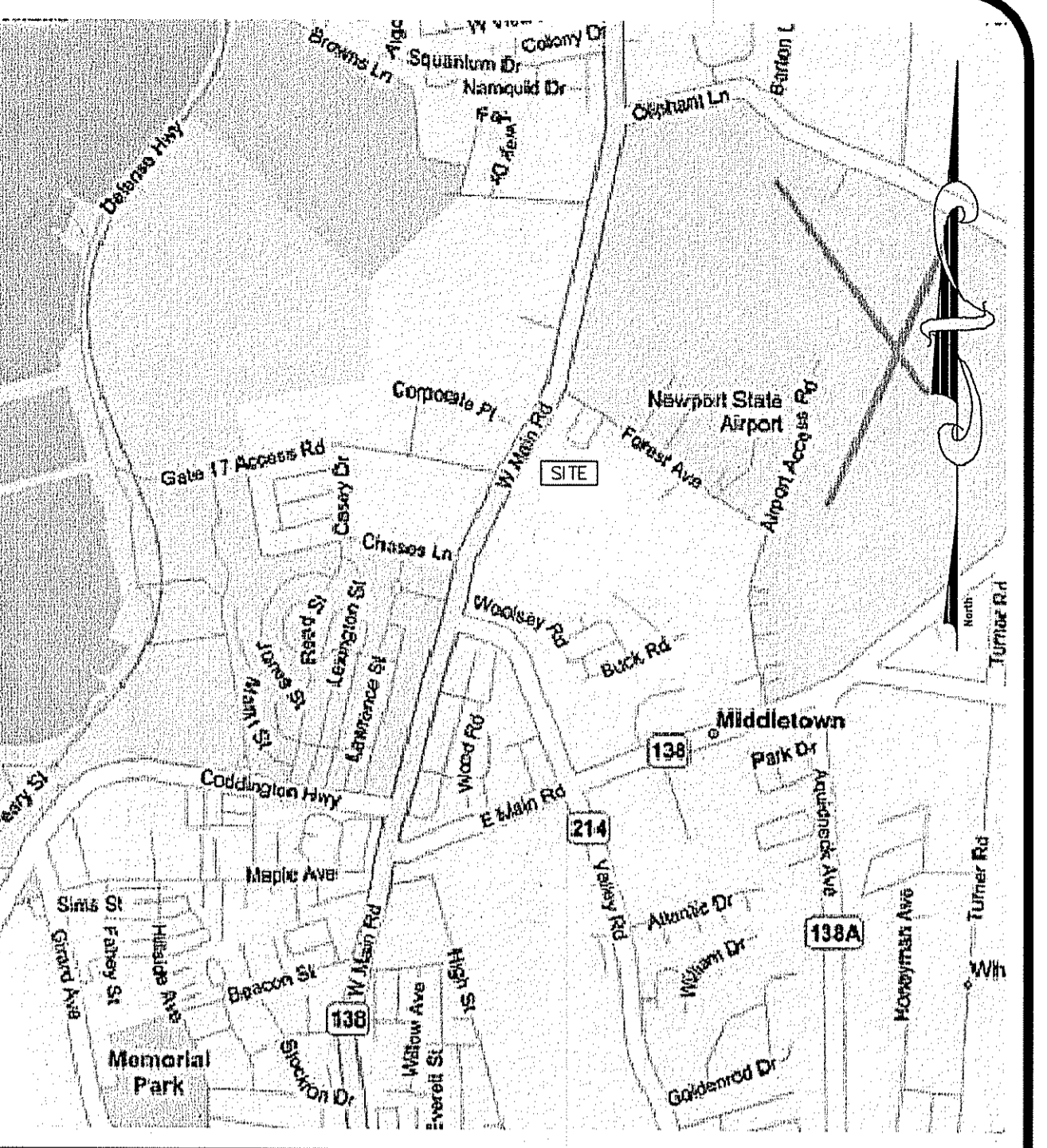
**CERTIFICATION:**

THIS SURVEY AND PLAN CONFORMS TO A CLASS III STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

9/10/10  
 REGISTERED PROFESSIONAL LAND SURVEYOR

THIS REGULATORY SUBMISSION SET SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED ISSUED FOR CONSTRUCTION AND SIGNED BY A DIPRETE ENGINEERING REPRESENTATIVE.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS AND OSHA CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.



**Locus Map** SCALE 1"=200'

**General Notes:**

- CURRENT OWNER OF PARCEL IS MIDDLETOWN ASSOCIATES. REFERENCE DEED BOOK 101 PAGE 57.
- THERE IS A 100 YEAR FLOOD PLAIN LOCATED ON THE SITE ACCORDING TO F.E.M.A. COMMUNITY PANEL NUMBERS 44005C0093H DATED APRIL 5, 2010. BASE FLOOD ELEVATION = 99 NAVD 88 = ELEVATION(100 NGVD' 29). SITE DATUM IS NGVD' 29.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL SOIL EROSION AND SEDIMENT CONTROL ON SITE. THE CONTRACTOR IS TO NOTIFY THE DESIGN ENGINEER, THE DIRECTOR OF PUBLIC WORKS, THE TOWN ENGINEER, AND RI DEPT. OF ENVIRONMENTAL MANAGEMENT AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS TO NOTIFY DIG SAFE PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR TO OBTAIN ALL FEDERAL, STATE, AND MUNICIPAL APPROVALS PRIOR TO THE START OF CONSTRUCTION.
- CONSTRUCTION TO COMMENCE FALL 2010 OR UPON RECEIPT OF ALL NECESSARY APPROVALS.
- THE CONTRACTOR SHALL COORDINATE WITH ALL OF THE APPROPRIATE UTILITY COMPANIES FOR AGREEMENTS TO SERVICE THE PROPOSED BUILDING. THIS SHALL BE DONE PRIOR TO CONSTRUCTION. NO REPRESENTATIONS ARE MADE BY DIPRETE ENGINEERING THAT UTILITY SERVICE IS AVAILABLE.
- THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING FINISH GRADING AND DRAINAGE AROUND THE BUILDING TO ENSURE SURFACE WATER AND/OR GROUND WATER ARE DIRECTED AWAY FROM THE STRUCTURE.
- ALL EXISTING AND PROPOSED UTILITIES SERVING THE CLUBHOUSE ARE TO BE COORDINATED WITH APPLICANT, CONTRACTOR, ARCHITECT, AND ENGINEER PRIOR TO INSTALLATION.
- ALL RETAINING WALLS AND STEEP SLOPES ARE SHOWN SCHEMATICALLY ONLY AND DIPRETE ENGINEERING IS NOT PROVIDING THE DESIGN OF THESE ITEMS. THE ACTUAL WALLS AND SLOPES ARE TO BE BUILT UNDER THE DIRECTION OF A GEOTECHNICAL ENGINEER AND CERTIFIED TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT. SHOP DRAWINGS TO BE SUBMITTED PRIOR TO CONSTRUCTION.
- ALL CUT AND FILL AREAS ARE TO BE DONE UNDER THE DIRECTION OF A GEOTECHNICAL ENGINEER WITH TESTING AND CERTIFICATION TO BE PROVIDED TO THE APPLICANT AT THE COMPLETION OF THE PROJECT. DIPRETE ENGINEERING ASSOCIATES, INC. IS NOT PROVIDING THE FILL SPECIFICATION, GEOTECHNICAL ENGINEERING, STRUCTURAL ENGINEERING SERVICES, OR SUPERVISION AS PART OF THESE DRAWINGS.
- NO STOCKPILING OF MATERIAL TO BE LOCATED IN THE DRIVEWAY AND NO OPEN TRENCHES ARE TO BE LEFT OVERNIGHT.
- ALL LOAM IN DISTURBED AREAS TO BE STOCKPILED FOR FUTURE USE.
- ALL EXCESS SOIL, TREES, ROCKS, BOULDERS, AND OTHER REFUSE, SHALL BE DISCARDED OFF SITE IN AN ACCEPTABLE MANNER AT AN APPROVED LOCATION. STUMPS SHALL BE GROUND ON SITE OR REMOVED.
- NO STUMP DUMPS ARE PROPOSED ON SITE.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
 OFFICE OF WATER RESOURCES  
 FRESHWATER WETLANDS PROGRAM  
 APPROVED WITH CONDITIONS  
 AS SPECIFIED IN THE LETTER OF APPROVAL  
 DATED OCT - 6 2010 FILE # 10-0158  
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE.

W. Joseph Casey

**RIDEM Submission**

**Site Plan**  
**East Bay Apartments**

Assessor's Plat 106, Lot 142  
 Middletown, Rhode Island

**DiPrete Engineering**

Two Stafford Court, Cranston, RI 02920  
 tel 401-943-1000 fax 401-464-6006 www.DiPrete-Eng.com

**Applicant**

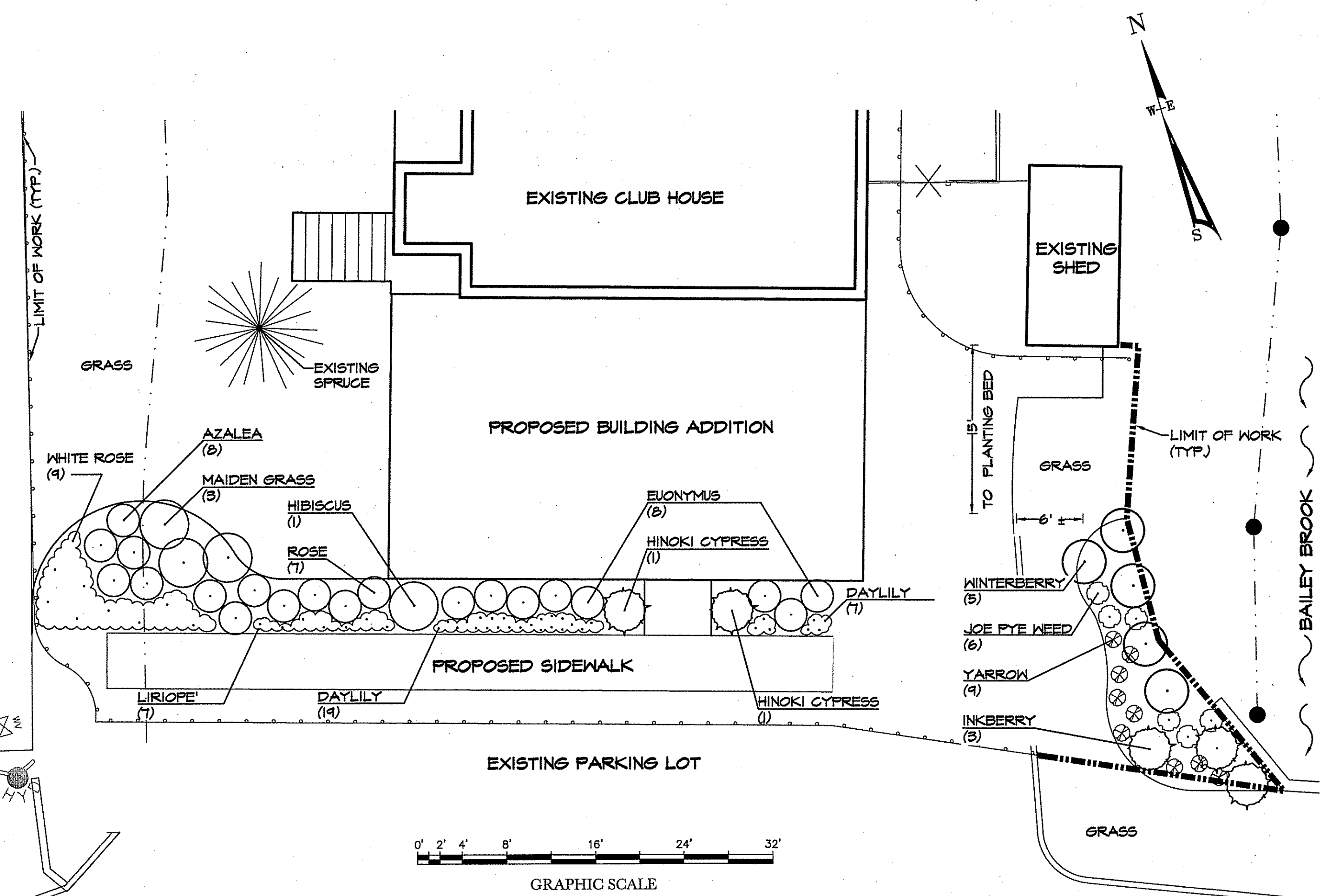
**Middletown Associates c/o Picerne Properties**  
 75 Lambert Lind Highway, Warwick, RI  
 tel 401-738-3700 fax 401-738-6452

MICHAEL E. GAVITT  
 No. 1961  
 9/10/10  
 PROFESSIONAL LAND SURVEYOR

KEVIN C. MORIN  
 No. 7051  
 9/10/10  
 REGISTERED PROFESSIONAL ENGINEER CIVIL

Drawn By: D.A.R.

Design By: D.A.R.



**PLANT SCHEDULE**

BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	NOTES
ACHILLEA MILLOLIUM 'MOONSHINE'	'MOONSHINE' YARROW	1 GAL.	9	
AZALEA DELAWARE VALLEY WHITE	DELAWARE VALLEY WHITE AZALEA	15-18"	5	
CHAMAECYPARIS OBTUSA GRACILIS 'COMPACTA'	COMPACT HINOKI CYPRESS	4-5"	2	SIZE IN HEIGHT, B & B
EUPATORIUM 'CHOCOLATE'	'CHOCOLATE' JOE PYE WEED	1 GAL.	6	
EUONYMUS 'EMERALD GAUITY'	JAPANESE EUONYMUS	15-18"	8	
HEMEROCALIS 'PLUM PERFECT'	PURPLE DAYLILY	1 GAL.	13	MIX VARIETIES EVENLY IN PLANT BED
HEMEROCALIS 'FRANKLY SCARLET'	RED DAYLILY	1 GAL.	13	MIX VARIETIES EVENLY IN PLANT BED
HIBISCUS SYRIACUS 'PINK GIANT'	'PINK GIANT' ROSE OF SHARON	24-36"	1	SIZE IN HEIGHT, B & B
ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	18-24"	3	
ILEX VERTICILLATA 'RED SPRITE'	'RED SPRITE' WINTERBERRY	15-18"	5	
LIRIOPE MUSCARI 'VAREGATA'	VAREGATED LILYTURF	1 GAL.	7	
MISCANTHUS SINENSIS 'MORNING LIGHT'	'MORNING LIGHT' MAIDEN GRASS	1 GAL.	3	
ROSA RAINBOW KNOCKOUT	KNOCKOUT ROSE	18-24"	7	
ROSA WHITE MEIDLAND	LOW WHITE MEIDLAND ROSE	15-18"	9	

**NOTES:**

**GENERAL:**

1. THE EXISTING SITE INFORMATION WAS TAKEN FROM A PLAN PREPARED BY DIPRETE ENGINEERING TITLED "SITE PLAN", AT A SCALE OF: 1"=20', DATED: 7/10/10, SHEET 1".
2. THIS PLAN IS TO BE USED FOR THE SELECTION, LOCATION AND INSTALLATION OF PLANT MATERIALS ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.
3. WRITTEN DIMENSIONS AND SPECIFICATIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES BEFORE ANY EXCAVATION. DIG-SAFE SHALL BE CONTACTED AT LEAST 72 HOURS BEFORE EXCAVATION. DIG-SAFE CAN BE REACHED AT 1-888-344-7233.

**PLANTING BED PREPARATION:**

- ALL PLANTING BEDS ARE TO BE TREATED AS FOLLOWS:
1. ALL PLANTING BEDS ARE TO BE EXCAVATED TO A DEPTH OF 8" BELOW FINISHED GRADE.
  2. THE BOTTOM OF THE PLANTING BEDS ARE TO BE SCARIFIED TO ENCOURAGE DRAINAGE AND PREVENT COMPACTION.
  3. ALL PLANTING BEDS ARE TO BE BACKFILLED WITH 8" OF LOOSE, FRIABLE, ORGANIC LOAM OR COMPOST.

**PLANTING:**

1. PROVIDE QUALITY PLANTS IN THE GENUS, SPECIES AND VARIETY INDICATED IN THE PLANT SCHEDULE, COMPLYING WITH APPLICABLE REQUIREMENTS OF "ANSI Z60.1 AMERICAN STANDARD FOR NURSERY STOCK."
2. PROVIDE PLANTS IN THE SIZE AND NUMBER INDICATED IN THE PLANT SCHEDULE. PLANTS SHALL BE GROWN IN NURSERIES LOCATED IN THE NORTHEASTERN U.S.
3. DELIVER FRESH DUG TREES WHICH ARE BALLED AND BURLAPPED, AND SHRUBS WHICH ARE BALLED AND BURLAPPED OR IN NURSERY CONTAINERS. ALL PLANTS ARE TO BE HEALTHY, VIGOROUS AND FREE OF INSECTS AND DISEASE.
4. PLANTS ARE TO BE INSTALLED AS SPECIFIED IN THE PLANTING DETAILS WITH ADEQUATE WATER PROVIDED DURING PLANTING TO ALLOW COMPACTION OF THE PLANTING SOIL TO PREVENT ANY AIR POCKETS OR SETTLEMENT AFTER PLANTING.
5. ALL PLANTING BEDS ARE TO BE COVERED WITH 1" SHREDDED PINE BARK MULCH.
6. RECOMMENDED PLANTING DATES ARE MARCH 15 TO JUNE 15 AND SEPTEMBER 15 TO NOVEMBER 15.
7. PLANT SUBSTITUTIONS SHALL BE ALLOWED BASED ON AVAILABILITY ONLY WITH DIRECT APPROVAL FROM THE LANDSCAPE ARCHITECT.

**MAINTENANCE & WARRANTY:**

1. THE CONTRACTOR SHALL WARRANTY ALL PLANTS FOR A PERIOD OF ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH.
2. AFTER PLANTING IS COMPLETED, THE OWNER SHALL BE RESPONSIBLE TO PROVIDE ADEQUATE WATER TO ENSURE HEALTHY AND VIGOROUS GROWTH.
3. ANY PLANT WHICH IS NOT HEALTHY AND GROWING VIGOROUSLY AFTER ONE YEAR SHALL BE REPLACED BY THE CONTRACTOR IN CONFORMANCE WITH THE PLANTING SPECIFICATIONS.
4. IF NECESSARY, THE CONTRACTOR SHALL OVERSEED OR SOD ANY AREAS WHICH ARE NOT SUBSTANTIALLY COVERED BY ADEQUATE GRASS GROWTH FOR ONE YEAR AFTER THE INITIAL SEED APPLICATION.

**LOADING & SEEDING**

1. AREAS ON THE PLAN WHICH ARE LABELED AS "GRASS ARE TO BE SEEDED."
2. AFTER ROUGH GRADING IS COMPLETED, ALL DISTURBED AREAS WHICH ARE LABELED AS "GRASS" ARE TO BE BROUGHT TO AN ELEVATION OF 6" BELOW THE PROPOSED FINISHED GRADE. THE SUBGRADE IS TO BE SCARIFIED TO A DEPTH OF 12" WITH THE TEETH OF A BACKHOE OR A POWER RAKE TO RESULT IN AN UNCOMPACTED SUBSOIL. 6" OF GOOD QUALITY TOPSOIL IS THEN TO BE APPLIED AND RAKED TO FINISHED GRADE.
3. THE TOPSOIL IS TO BE GOOD QUALITY LOAM, FERTILE AND FREE OF WEEDS, STICKS AND STONES OVER 3/4" IN SIZE AND OTHERWISE COMPLYING WITH SECTION M.18.01 OF THE RI DOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
4. PRIOR TO SEEDING, FERTILIZE WITH 10-10-10 OR EQUIVALENT ANALYSIS. AT LEAST 40% OF THE FERTILIZER NITROGEN SHALL BE IN SLOW RELEASE FORM. INCORPORATE THE FERTILIZER INTO THE TOP 1-2" OF THE PLANTING SOIL. APPLY AT A RATE OF 8 LBS. PER 1000 SQUARE FEET.
5. LIME IS TO BE APPLIED AT A RATE OF ONE TON PER ACRE AND UNIFORMLY INCORPORATED INTO THE TOP 1-2" OF TOPSOIL.
6. SODDING

SOD SHALL BE LIVE, FRESH, AND OF SUITABLE CHARACTER FOR THE PURPOSE INTENDED AND FOR THE SOIL ON WHICH IT WILL BE PLACED. SODS SHALL BE AT LEAST 2-SQUARE FEET IN AREA AND SHALL BE THICK ENOUGH TO CONTAIN ALL NATURAL ROOTS WITHOUT MUTILATION. IN NO CASE WILL SODS BE PERMITTED TO BE UNDER 3/4" THICK OR OVER 1" THICK, UNLESS EXPRESS WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT IS PROCURED. SOD STORED LONGER THAN 36 HOURS WILL NOT BE ALLOWED UNDER ANY CIRCUMSTANCES.

RECOMMENDED SODDING DATES ARE APRIL 1 TO JUNE 30 AND AUGUST 15 TO NOVEMBER 15.

SOD INSTALLATION: THE SOD BED SHALL BE MOIST AND BE WATERED CONTINUOUSLY DURING THE SODDING OPERATION. SOD SHALL BE LAID IN THE LONGEST DIMENSION PARALLEL TO THE CONTOURS. THE FIRST ROW OF SOD SHALL BE LAID A STRAIGHT LINE WITH THE SUBSEQUENT ROWS PLACED PARALLEL TO AND TIGHTLY AGAINST EACH OTHER. LATERAL/VERTICAL JOINTS SHALL BE STAGGERED BY A MINIMUM OF 12" TO PROMOTE UNIFORM GROWTH AND STRENGTH. SOD SHALL NOT BE STRETCHED OR OVERLAPPED AND ALL JOINTS SHALL BE BUTTED TIGHT. AFTER THE SOD IS PLACED, IT SHALL BE PRESSED FIRMLY INTO CONTACT WITH THE SOD BED BY TAMPING OR HAND ROLLING. THIS PROCEDURE SHALL NOT DEFORM THE SOD. THE CONTRACTOR SHALL CUT THE SOD TO LINE AS INDICATED ON THE PLAN OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.

**SEEDING**

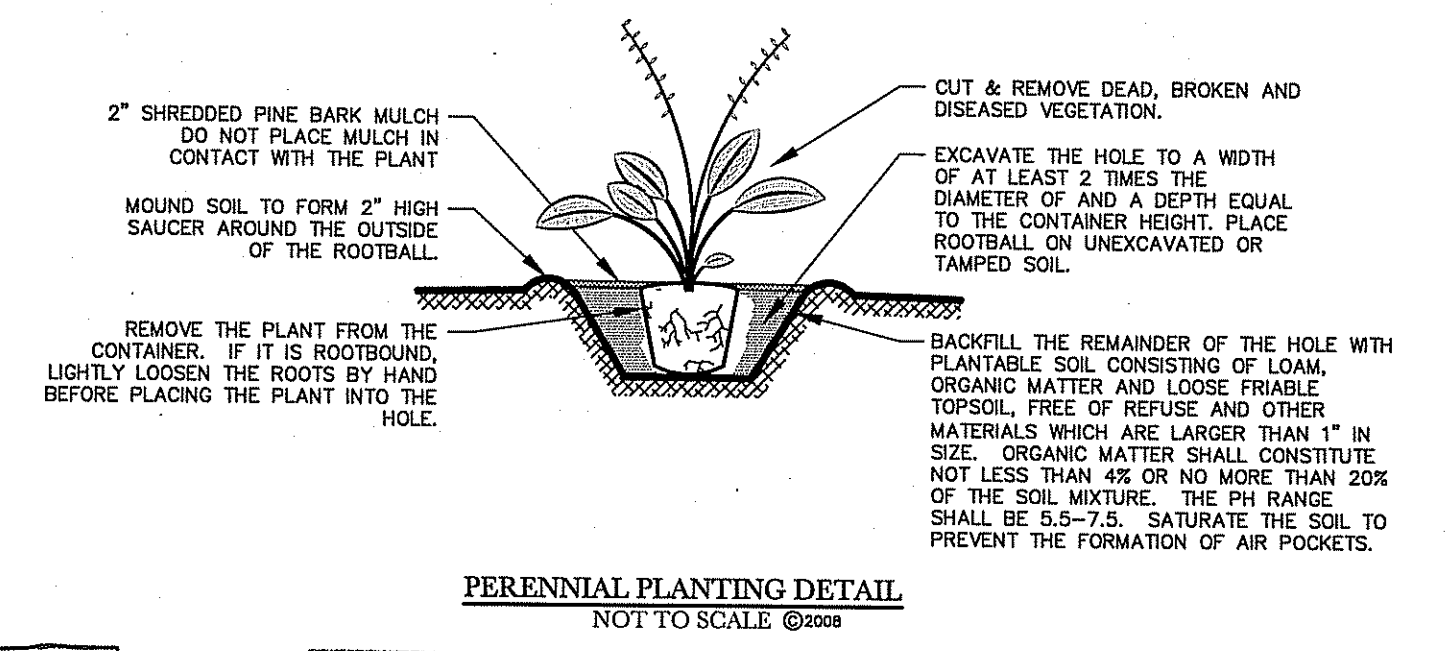
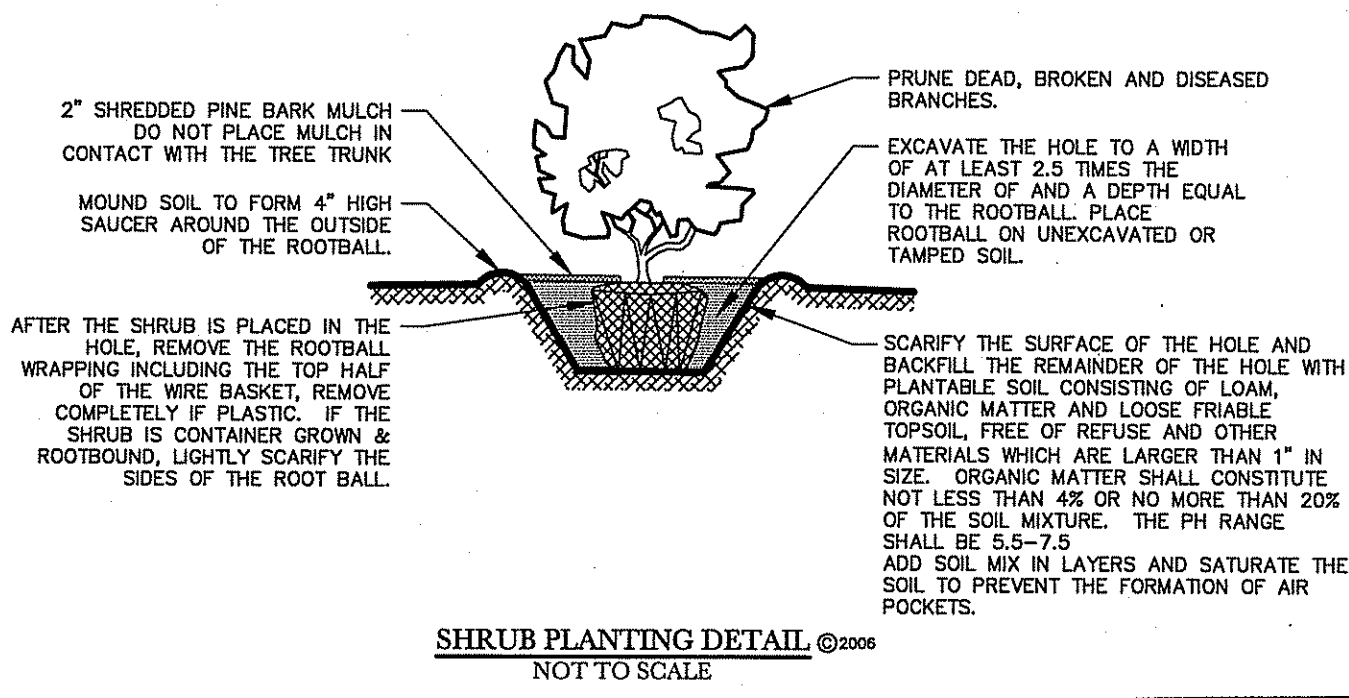
AFTER THE SEED BED IS PREPARED, SEED IS TO BE BROADCAST EVENLY OVER THE SURFACE AND WORKED INTO THE TOP 1" OF SOIL. SEED SHALL BE APPROVED URI #2 (AVAILABLE FROM ALLEN'S SEED STORE, SOUTH COUNTY TRAIL, EXETER, RI; PHONE: 800-527-3898 OR 401-294-2722) OR APPROVED EQUAL. APPLY AT A RATE OF 4-5 LBS. PER 1000 SQUARE FEET.

URI #2 IMPROVED SEED MIX:  
% BY WEIGHT;

- 40% CREEPING RED FESCUE
- 20% IMPROVED PERENNIAL RYEGRASS
- 20% IMPROVED KENTUCKY BLUEGRASS
- 20% KENTUCKY BLUEGRASS

RECOMMENDED SEEDING DATES ARE MARCH 15 TO JUNE 15 AND SEPTEMBER 15 TO NOVEMBER 15.

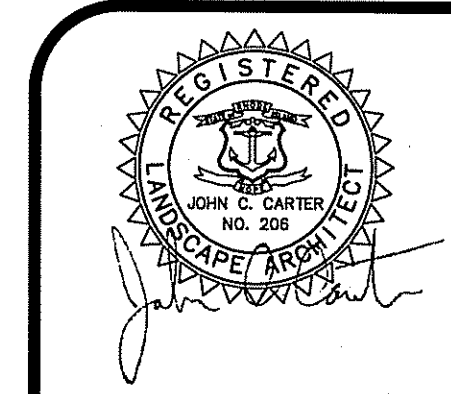
RATHER THAN SEEDING AS DESCRIBED ABOVE, THE CONTRACTOR MAY HYDROSEED USING AN APPROVED EQUIVALENT SEED MIX.



Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED OCT - 6 2010 FILE # 12-0158  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS NOT BE ALTERED OR CHANGED

**RIDEM Submission**



1	9/10/10	RIDEM COMMENTS	KLK
Drawn By: K.L.K. Date: 7-31-2010 Checked By: J.C.C.			

**CLUBHOUSE & BAILEY BROOK BUFFER PLANTING PLAN**  
**East Bay Apartments**  
Assessor's Plat 106, Lots 14,2  
West Main Road, Middletown, Rhode Island

**DiPrete Engineering & Company, Inc.**  
Two Stafford Court Cranston, RI 02920 P.O. Box 121, Saunderson, RI 02874  
tel 401-943-1000 fax 401-464-6006 tel 401-783-3500 fax 401-792-1327  
www.DiPrete-Eng.com  
Owner/Applicant  
**Middletown Associates c/o Picerno Properties**  
75 Lambert Lind Highway  
Warwick, Rhode Island 02886  
tel 401-732-3700 fax 401-738-6452

Engineers Planners Surveyors